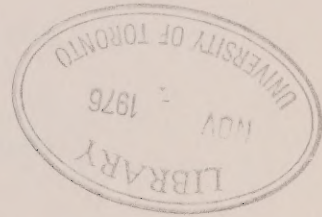


Provincial development and land use factors

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Government
Publications



Submission to the
Royal Commission on
Electric Power Planning
with respect to the
Public Information Hearings



PROVINCIAL DEVELOPMENT AND LAND USE FACTORS
CONSIDERED IN ELECTRIC POWER PLANNING


Government
Publications

Submission of
ONTARIO HYDRO
to the
Royal Commission
On Electric Power Planning
with respect to the
Public Information Hearings

April 1976

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1 5.0 PROVINCIAL DEVELOPMENT AND LAND USE FACTORS
2 CONSIDERED IN ELECTRIC POWER PLANNING
3

4 5.1 Introduction
5

6 In 1937, The Planning and Development Act came into
7 effect to assist Municipalities in the control of
8 development in cities, towns and villages, and
9 surrounding "urban zones" in the Province of Ontario.
10 The Act was replaced in 1946 with The Planning Act,
11 which, with amendments, is still in force and
12 provides for land use planning at the local
13 government level.
14

15 Ontario Hydro is subject to the provisions of The
16 Planning Act and must adhere to those provisions in
17 the planning and construction of its facilities.
18 Municipalities must be contacted to ensure compliance
19 of Hydro's expansion plans with the Official Plan and
20 Restricted Area By-Laws of a Municipality as approved
21 in accordance with The Planning Act.

22 The words "Design and Development" became a new
23 phrase in 1966 as the Government of Ontario set goals
24 and objectives for controlling growth and development
25 in the various regions of Ontario. During the latter
26 part of the sixties, Ontario Hydro became involved in
27 this Government program as approvals were sought for
28 major projects that Hydro was undertaking.
29

30 Ontario Hydro is presently co-ordinating its
31 expansion plans with the Ministries of the Provincial
32 Government to ensure co-ordination of programs in
33 accordance with development proposals of the
34 Government. As outlined in our submission on Public
35 Participation (1-14, lines 23 to 46) Ontario Hydro
36 exchanges planning information with Government
37 Ministries to identify and co-ordinate planning
38 proposals and priorities when a new facility is
39 being planned by the Corporation.
40

41 During the past decade, competition for future land
42 use proceeded at an unprecedented pace in Ontario.
43 Industrial and development companies acquired large
44 parcels of land in various sections of the Province
45 to provide for future development.
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The following is a review of how Hydro considers future development and land use proposals in electric power planning for the Province.

5.2 Provincial Development Proposals

On April 5, 1966, the former Prime Minister of Ontario, The Honourable J.P. Robarts, announced the formation of a Regional Development Policy for the Province of Ontario. The announcement outlined the various Cabinet and Advisory Committees which would be formed to carry out the policies, and contained the following statement:

Government Responsibility and Objectives

"It is the responsibility of the Ontario Government to assess the present and future requirements of the province relating to social, economic, and governmental development. The provincial government also has the responsibility to carry out and give direction to regional land use and economic development planning. It has the duty to ensure that, when development occurs in any part of the province, it shall take place as a result of good regional planning. Such planning must include consideration of water supply, sewage disposal, transportation facilities, highways, agriculture, mining, the location of industry, the supply of labour, and all the other factors necessary to the provision of the best possible social and economic climate for the people who live and work within the region." *1

Following the April 5, 1966 announcement, Liaison Committees were formed to review the various programs and expansion plans of Government Ministries and agencies. During the latter part of the sixties, Ontario Hydro assigned staff to the Liaison Committees to ensure co-ordination of our plans and expansion programs with the aims and policies of other Government Ministries. A reorganization took place in 1972 at which time the function of the Liaison Committees was assumed by the Advisory Committee on Urban and Regional Planning which is discussed in Section 5.2.2.1.

The responsibility for the preparation and implementation of comprehensive development plans for the regions of Ontario is presently within the Ministry of Treasury, Economics and Intergovernmental Affairs.

5.2.1 Review of Implementing Legislation

To assist the Government in the implementation of priority items, 3 pieces of legislation were passed to complement the Regional Development program.

(a) Ontario Planning and Development Act, 1973

On June 22, 1973, The Ontario Planning and Development Act became law and permitted the Government to design, adopt and implement development plans for various parts of Ontario.

"For the first time, the Ontario Government has its own statutory framework for plans prepared under the Design for Development program. In addition to strengthening the government's potential for achieving orderly growth, the new act effectively complements and reinforces municipal plans and by-laws passed under the Planning Act."

*2

(b) The Niagara Escarpment Planning and Development Act, 1973

With the Niagara Escarpment Planning and Development Act being passed in 1973, provision was made for the planning framework to control development along the escarpment between Niagara Falls and Tobermory. The passage of the Act followed a study conducted in 1967 and 1968 under the leadership of Professor L.O. Gertler of the University of Waterloo. The staff of the Niagara Escarpment Commission is presently preparing a Master Plan for the 1.3 million acre Niagara Escarpment Planning Area.

"The Commission's policy, in preparing the Master Plan, is to preserve the Escarpment's unique area as a wilderness and recreation resource while accommodating

other land uses that are compatible with
such preservation." *3

Ontario Hydro co-ordinates its land requirements for projects with the Niagara Escarpment Commission which reviews the project to ensure conformity with the overall objectives of the Commission. Two major rights of way for 500,000-volt transmission lines are presently scheduled to pass through the Niagara Escarpment Planning Area. The location of these projects was recommended as an outcome of the public hearings held by the Solandt Commission during 1972 to 1974.

(c) The Parkway Belt Planning & Development Act, 1973

On May 5, 1970, the Government of Ontario presented a challenge to the people of Ontario in the announcement of the "Design for Development, Toronto Centred Region". The plan was a bold step forward to control growth and give shape to the future development in the area between Hamilton and Oshawa.

The Parkway Belt Planning and Development Act was also passed in 1973 and was a major step towards implementing the Government decision to control development in the Toronto Centred Region. One of the main purposes of the Parkway Belt is to provide a network of open space areas which will serve as separators of urban centres and act as corridors for existing and future highways, utilities and recreation opportunities.

Ontario Hydro has participated in a Government task force which has been involved in the detail design of the proposed Parkway Belt. The draft development plan for Parkway Belt West was released on January 16, 1976. Space has been provided within the design of the Parkway Belt for Ontario Hydro bulk power and local supply transmission and transformation facilities to serve the existing and future communities envisaged in the Toronto Centred Region concept. The legislation governing the Parkway Belt provides for a public hearing where all

interested persons are invited to express their views. The initial stage of the Parkway Belt West Public Hearing is scheduled to begin May 3, 1976 in Woodbridge, Ontario.

5.2.2 Co-Ordination with Government Ministries and Agencies

5.2.2.1 Advisory Committee on Urban and Regional Planning

On June 19, 1972 the Honourable W.D. McKeough, Treasurer of Ontario, announced the formation of a new Advisory Committee on Urban and Regional Planning.

"The key group within the Provincial Civil Service for the co-ordination of various Ministry components of the Regional Development Program is the committee of Deputy Ministers known as the Advisory Committee on Regional Development. This committee has now been reconstituted as the Advisory Committee on Urban and Regional Planning...."

The President of Ontario Hydro is a member of the Advisory Committee on Urban and Regional Planning. Major items such as development of new town sites, task force reports on regional development, and recommendations for development strategies for various parts of the Province are reviewed by this Committee. Upon review, the Committee makes recommendations to the Cabinet Committee on Resources Development. The Cabinet Committee co-ordinates the planning activities of major Ontario Hydro projects with other agencies in the resources development policy field.

5.2.2.2 Major Land Use Policy Areas

During the past several years, the Government has conducted a number of studies to review land use proposals in Ontario. These studies, with their attendant recommendations, may be adopted as Government policy. In addition, the Government of Ontario has passed legislation such as The Niagara Escarpment Planning and Development Act, and The Parkway Belt Planning and Development Act, to control development in areas of prime concern in Central Ontario. Other studies involving land use

considerations in the Province, some of which involved Ontario Hydro, include:

Design for Development, Toronto-Centred Region

Canada Ontario Rideau Trent Severn Study

Advisory Committee Report on Farm Classification

Mineral Aggregate Study, Central Ontario Planning Region

Task Force Report; Central Ontario Lakeshore Urban Complex

Some of the major land use policy areas considered by Ontario Hydro in the planning of new facilities are, agriculture, community and recreation areas and linear uses as outlined below.

(a) Agricultural Lands

Because of the nature of its operations, Ontario Hydro requires real property or real property rights for the construction and operation of its facilities. One of Ontario Hydro's goals in planning its facilities is to minimize the effect on agricultural lands. The following are some of the ways this is accomplished in the planning for future power facilities in Ontario.

Generation Stations

In the assessment of data collected for site planning of new generating stations, the public participation procedures of Ontario Hydro involve Government agencies, Municipalities, organizations and individuals in the selection process. Existing and proposed land use plans are reviewed to ensure that Ontario Hydro's facilities conform with those plans.

The agricultural inventory maps prepared by Federal and Provincial agencies are reviewed to assess the effect the generating station will have on agricultural lands. This data is recorded and becomes part of the evaluation in the final selection of the recommended site.

Transmission Lines

In the planning of locations for new transmission lines, Ontario Hydro utilizes the public participation procedures to receive information from various sources to inventory the area through which the facilities will pass. Land being utilized or with a potential for use for agriculture is recorded in the total assessment of defining the corridors for the selection of a route.

Transmission lines affect agriculture to some degree if the towers are located on agricultural land. Hydro's policy of purchasing major rights of way in Southern Ontario has recently been changed whereby easements or limited interest are being acquired at the option of the owner to leave the ownership of land with the farmer or owner. In any event, the owner is compensated for the rights required by Ontario Hydro and he can continue to utilize the lands for agriculture purposes.

Ontario Hydro is concerned with the effect transmission lines have on agriculture. In this connection, a recent study considering this matter, amongst others, was conducted by the University of Guelph. The following is an excerpt from the report:

"The major impact on agriculture is identified (Section 5.3) as a permanent or long-run loss of crops and cropping potential because of

- (1) the space occupied by towers,
- (2) damage caused during construction,
- (3) the interference caused by towers to optimal farming operations, including the working of machinery, and
- (4) weed growth around the base of towers.

In addition, towers are responsible for a loss of efficiency when machinery must be diverted from regular patterns of movement in order to avoid them. They are also the potential cause of injury to both persons and machinery and equipment.

Temporary or short-run losses may be sustained through injury and damage to crops, farm improvements and the like, during construction and maintenance operations." *4

The effect of transmission lines on agriculture was recently considered by the Environmental Hearing Board on part of a proposed transmission line from Bruce Generating Station to Milton Transformer Station. The Board's summary on this matter is as follows:

"In summary, from its own review and field studies, the Board concurs with the findings of the Solandt Commission, that the impact of power transmission lines upon agricultural food production is relatively small on a regional or provincial scale. However, the impact upon an individual farming operation can be more severe and must be adequately compensated." *5

Agricultural interest groups have always been concerned about the effect urban development and linear users such as highways, electric transmission lines, railways and pipelines have on agricultural land. Policy statements have been made by organizations such as the Ontario Federation of Agriculture, the Ontario Institute of Agrologists and the Christian Farmers Federation which emphasizes the concern of agricultural organizations that land use guidelines be set for agricultural lands in Ontario. Ontario Hydro agrees with the need for Provincial land use guidelines which would set overall priorities for agriculture and other land uses.

(b) Community Planning (New Towns)

The Provincial Government has undertaken studies for the development of new townsites in the Province such as the Townsend and South Cayuga Communities in the Haldimand-Norfolk Region, and the North Pickering Townsite east of Metropolitan Toronto. In many cases, lands have been acquired by the Province to provide for the

orderly planned development of these new townsites.

Additionally, lands for other Provincially planned projects in the Milton, Brooklin and Spencerville areas have been assembled and purchased for future development.

When the draft plans for the development of these projects are being prepared, Ontario Hydro advises the managing agency of the requirements for supplying electrical energy to the project. This was recently done in the North Pickering Community, where Ontario Hydro representatives have been involved in the planning process for the past 3 years.

The speed at which these projects will proceed will depend on the priorities set by the Government of Ontario. In the majority of cases, Ontario Hydro has existing transmission lines facilities of varying capabilities located near each proposed townsite.

(c) Conservation Authorities and Provincial Parks

During the past decade, the Province of Ontario has recognized the need to provide and preserve prime areas for recreational use. The Ministry of Natural Resources has sponsored Strategic Land Use Plans for various parts of the Province to provide a mechanism to preserve recreation opportunities and to establish management plans for developing natural resources.

In the latter part of the 1960's the Algonquin Provincial Park Plan was formulated. The Plan basically divides the 1,862,500-acre Park into various zones to provide a planning framework for recreation, wilderness and resource management opportunities. Ontario Hydro has an existing right of way located in the Park which transmits power over three 230,000-volt transmission lines into Central Ontario. The Algonquin Plan prohibits any future power lines from traversing the Park. Prohibitions of this type have the potential for conflict with the desire to keep electrical power facilities away from prime agricultural lands.

Numerous planning reports have also been prepared and adopted by Conservation Councils and Conservation Authorities in the Province. These reports are reviewed and inventoried by Hydro staff in the planning of new power facilities in order to lessen the potential for conflict with the policy and aims of the Conservation Authorities.

The passage of the Niagara Escarpment Act, and the acceptance of the Canada Ontario Rideau Trent Severn Study indicates that the Province is firmly committed to preserve prime recreation areas and opportunities for present and future generations.

Ontario Hydro recognizes the need to preserve such resources and is giving due consideration to these types of restrictions in the planning of its future power facilities. On the other hand, there is the opportunity to allow rights of way to be utilized for recreational purposes primarily in urban areas. The Parkway Belt associated with the Toronto Centred Region Plan is an opportunity to give utilities and other linear users a chance to join together on a multi-use basis to maximize the use of land in a populated area.

(d) Transportation & Communications

Ontario Hydro and the Ministry of Transportation and Communications have established formal contacts to appoint staff to assist in the studies for new routes for highways and electric power transmission lines on a project basis. Other linear users such as gas and oil pipeline companies and railway and communication companies participate in the exchange of information for new projects through seminars and formal contact.

One of the most recent studies conducted on an open planning basis, was the traffic study for the realignment of Highway No. 6 in the area between the City of Hamilton and Town of Port Dover on Lake Erie. As a result of mutual study and policy agreement, the existing Ontario Hydro transmission line right of way between Hamilton

and Nanticoke is to be utilized and widened to partly accommodate Highway No. 6 and two pipelines to connect the Texaco Refinery east of Nanticoke.

On March 1, 1976 the Route Project Planning Office of the Ministry of Transportation and Communications released a working draft of the results on joint studies that had been undertaken by various organizations involved in the planning of rights of way. This report will be finalized in the near future and will be used as a guide in the planning of space requirements for joint use rights of way.

Other studies are underway and will continue, as the Provincial ministries and segments of the private sector work towards a co-ordination of transporation, utility and communication uses, not only to serve the population in a better way, but also to minimize the further fragmentation of the Province by linear users.

5.3 Co-ordination with Local Municipalities

5.3.1 The Planning Act

Prior to 1946, land use controls in some parts of Ontario were practically non-existent. Undesirable development was controlled by municipalities by means of Building By-Laws processed under the aegis of The Municipal Act and The Planning and Development Act. Individual owners of proposed development areas, controlled development by means of restrictive covenants in the deeds of the lands sold for building purposes. A review of municipal planning in Ontario was conducted in 1972 for the Ontario Economic Council. The following is an excerpt from that review:

"The present Planning Act had its beginnings in 1946 in similarly styled legislation which replaced the earlier Planning and Development Act which came into being in 1937. The latter had applied only to cities, towns, villages and the surrounding 'urban zone' within three to five miles, and provided for the adoption of a 'general plan' by the municipal council or,

alternatively by a town planning commission appointed by its Council.

The Planning Act 1946, effected a major overhaul of both the planning system and tools. Statutory planning was extended to townships, in addition to cities, towns and villages. The basic planning unit, the planning area, could coincide with the boundaries of a particular city, town, village, or township, but in theory, was not required to do so. It was to be defined by the Minister where 'a council is desirous of having an official plan'." *6

The Planning Act has been a worthwhile instrument in assisting in the orderly development of Ontario. During 1975, The Planning Act Review Committee was formed under the chairmanship of Professor Eli Comay of York University to review and prepare a report on this very important piece of legislation. The Committee is presently holding a series of public meetings throughout Ontario in order to receive and assess recommendations from various municipalities and special interest groups regarding possible changes in the Planning Act.

Ontario Hydro will be making a submission to The Planning Act Review Committee outlining our concerns with The Planning Act. Attention will be drawn to sections of the present legislation which should be clarified to assist Hydro in the planning of its facilities for the future supply of electrical energy in the Province.

(a) Official Plans

Municipalities are empowered by The Planning Act to prepare Official Plans to designate what type of development takes place in various locations under their jurisdiction and provide the needed public works, such as water, roads and sewage facilities to carry out the Plan. The Official Plan mainly sets out the general principles of how lands are to be used in a Municipality on a macro-scale. In formulating these plans, existing Hydro rights of way and station site lands are designated for various types of land use.

1 Ontario Hydro co-operates with municipalities
2 and government agencies in permitting its rights
3 of way and station site lands to be used for
4 other purposes where feasible. For example,
5 part of the exclusion area surrounding the
6 Pickering Generating Station site is currently
7 used by the Metropolitan Toronto and Region
8 Conservation Authority, as well as the Town of
9 Pickering for recreational purposes.

10
11 When a major facility such as a generating
12 station, transformer station or high voltage
13 transmission line is being planned, Ontario
14 Hydro reviews the affected Municipality's
15 Official Plans to determine the use of land
16 proposed for the area by the Municipality. In
17 some cases, the Official Plans may have to be
18 amended to permit our facilities to be
19 constructed.

20 (b) Restricted Area By-Laws
21

22 The Planning Act also empowers a Municipality to
23 prepare a Restricted Area By-Law (Zoning By-Law)
24 to regulate the use of land on a micro-scale.
25 The Restricted Area By-Law divides the
26 Municipality into various zones and sets out the
27 regulations as to the density of the land use
28 and the building setback requirements of each
29 zone. The By-Law also stipulates what uses are
30 permitted in the various zones.

31
32 When reviewing alternate sites and routes for
33 power facilities, Ontario Hydro must conform to
34 the regulations as set out in a Restricted Area
35 By-Law and plan the location of facilities to
36 avoid conflict with that by-law. Where a
37 conflict exists and an amendment is not
38 acceptable to the Municipality, Ontario Hydro
39 presents its case to the Ontario Municipal Board
40 for a ruling as set out in the Planning Act.

41
42 5.4 Ontario Hydro Projects and Regional Development
43

44 The effect of Ontario Hydro's generating station
45 projects on local and regional development can be
46 considered in two ways. First, do projects presently
47 act as a catalyst for continuing development and
48 secondly, could future projects be used to stimulate
49

Line
Number

development in areas of the province where that
development was needed or desired?

5.4.1 Existing Projects

An Ontario Hydro generating station project requires large work forces during the construction of the facility. Maintenance and operation require only a relatively small work force. In the long-term, therefore, the increase in population and economic activity in an area probably depends on the number of persons required to operate the facility. This limited group will, of course, be supplemented by employees' families and the usual assortment of local businesses providing goods and services to a community. Beyond this, further development will depend on the number of other industries, both primary and secondary, which locate in the area. In its large generating projects to date, Ontario Hydro has not seen itself acting as a catalyst for these further levels of development. Such projects include:

(a) Lennox

During 1967, Ontario Hydro acquired a 1500-acre site approximately 20 miles west of Kingston on which we have constructed the Lennox Generating Station. The Dupont Company of Canada and the Aluminum Company of Canada are the major private industries in the Kingston area. The Federal Government is the largest single public industry in the area with their penal institutions at Kingston and Millhaven. The only development attracted to the area since the Hydro purchases in 1967 was the Canada Cement Company which is presently developing a large aggregate deposit approximately 3 miles east of the Lennox Station.

(b) Bruce

The Bruce Power complex on Lake Huron has attracted "development" of various sorts to the area to supply accommodations and services to the work force engaged in the construction of the power station and the heavy water plant. This is reported in the Community Impact Study

conducted for Ontario Hydro by the Planning Consultant firm of M.M. Dillon.

Ontario Hydro commenced the purchase of the original 2,300-acre site in 1959 for the 200 megawatt Douglas Point Generating Station. Very little area development took place as a result of this station. The major pressures for the area came about as a result of Hydro's decision to construct the much larger Bruce Generating Station and heavy water plants.

The ongoing construction activities on that site have delayed the date when the work force will decline to the level required for operation of the complex.

(c) Wesleyville and Darlington

Ontario Hydro has acquired sites at Wesleyville and Darlington on Lake Ontario. There is no evidence that these sites have acted as catalysts or magnets to attract industrial development to the areas.

(d) Nanticoke

The project which has received the most attention in terms of attracting development has been the acquisition and construction of the Nanticoke Generating Station. For this reason a closer examination of the development in the Nanticoke area follows.

As a result of site studies conducted by Ontario Hydro staff, authority was granted in January, 1967 to acquire land in Walpole Township for a future thermal generating station. Hydro was proceeding with site development plans and further land acquisition for the main transmission line right of way when the rumour spread that a real estate company was optioning land for a major development to the west of the Hydro site.

On January 22, 1968 Ontario Hydro received notice that a large organization had made arrangements to obtain land options for a process plant in the Nanticoke area. This was

later confirmed as being Stelco. The proposed Official Plan for Walpole Township designated the area Agriculture and Resort Development, which necessitated a request for a change in the Official Plan to an industrial land use.

On June 20, 1968, the Steel Company of Canada appeared before the Ontario Municipal Board to apply for a change in the restricted area by-law for the Township of Walpole. Eventually, the by-law was changed together with the Official Plan of Walpole Township, to facilitate the proposed industrial development.

Evidence given at the Ontario Municipal Board Hearing, and subsequently confirmed by Stelco, indicated that the site acquired by Stelco possessed the following assets.

- (a) best harbour facilities, due to protection afforded by Long Point and the proximity of the site to deep water for Great Lake shipping
- (b) excellent foundation of Niagara Limestone close to the surface, and minimum impact on the better grade of agricultural land
- (c) proximity of site to rail access from CNR & MCR rights of way to the north
- (d) proximity of site to the manufacturing market for their finished product. The site is 35 miles from their Hilton works in Hamilton
- (e) location of site relative to the Welland Canal and the coal and raw material supply areas in the USA and Western Canada
- (f) minimum disruption to a major community relative to land acquisition and Industrial Zoning potential
- (g) potential labour market from nearby Towns that would not create competition with the existing labour forces

The Dominion Foundries and Steel Company also became involved in providing land for future development. During the period of June 1969 to August 1970, Dofasco acquired title to approximately 5,100 acres of land adjacent to the westerly boundaries of the Village of Port Burwell on Lake Erie. The site is located in the Townships of Malahide and Bayham in Elgin County and covers an area of approximately 5½ miles of shoreline.

During 1969, Texaco Canada Limited optioned a 500-acre area in the east end of Burlington and had approached the Municipality to have the area zoned for their use. The Town of Burlington refused to rezone the lands and Texaco optioned a 1,300-acre parcel lying east of the Hydro lands in Walpole Township as announced by the Company on December 30, 1969.

Walpole Township was not Texaco's preferred site, because of the higher transportation cost of getting the petroleum product to users in the major Toronto-Hamilton marketing area. However, the Company did feel that the waterfront site provided suitable forms of transportation for their product, such as tankers, road transport, railway and pipeline.

Before the Texaco announcement, the Minister of Municipal Affairs announced the formation of the Haldimand-Norfolk Study to review the impact new industries would have on Southwestern Ontario. Ford Motor Company had constructed an assembly plant in the St. Thomas/London area. Ontario Hydro, Stelco and Dofasco had acquired sites and were creating competition for land use along the north shore of Lake Erie.

The outcome of the Haldimand-Norfolk study was the formation of The Regional Municipality of Haldimand-Norfolk and two large land assemblies by the Province of Ontario to control the shape of future urban development in the area. Ontario Hydro was involved in the study with respect to the supply of electric power to the area as a result of new Town sites being developed.

Ontario Hydro has been looked upon as the catalyst to the changing land use patterns which are emerging in the area. As indicated previously, Stelco's site planning criteria for a steel mill was practically the same as Ontario Hydro's. Both organizations carried out similar site analysis and were attracted to the same area based on these analysis. The site acquired by Stelco was considered by Ontario Hydro in 1965, but was rejected in favour of the more desirable site east of the Village of Nanticoke.

It would appear, therefore, that site criteria have been the most important factor in the development occurring in the Nanticoke area, although the proximity to generation and transmission facilities did play some part in Stelco's decision.

5.4.2 Future Projects

Ontario Hydro projects have the potential for integration with other large industrial developments if adequate long-term planning is undertaken. A relatively small ongoing work force, and the fact that electrical energy rates do not depend on the users distance from generating facilities means that there is only a limited ability for generating station projects to be used as a strategy for regional development. It is Ontario Hydro's view that strong co-ordinated planning under government aegis appears to be the only method to encourage such regional development. Ontario Hydro cannot comment at this time on the possible effectiveness, since large industrial development have diverse requirements.

Line
Number

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